



**TWBA – Terry West Building Approvals &
Consultants Pty Ltd**
A.C.N. 084953186

Unit 48, No 9 Hoyle Avenue,
Castle Hill 2154
P O Box 255, Winston Hills 2153
Phone - 9659 0593
Mobile - 0412 596 835
Fax - 9659 0585
Email - twba57@bigpond.net.au

•Building Approvals-Construction Cert
•Building Co-ordinator
•Building Consultant
•Advice on Council Matters

A B N 36084953186

INTERIM OCCUPATION CERTIFICATE

No. 28 / 2010

Environmental Planning and Assessment Act 1979

Sections 109C (1) (c) and 109 (H)

TO

Pittwater RSL Club Ltd
80-82 Mona Vale Road,
Mona Vale 2103

COPY TO

The General Manager
Pittwater Council
P O Box 882,
Mona Vale 1660

Being the applicant in respect of the development of the land described as follows

SUBJECT PREMISES Lot 26, D P 654262, Nos 80-82 Mona Vale Road, Mona Vale

DEVELOPMENT DETAILS Erection of a Two Storey Carpark & new Outdoor Seating Terrace at Pittwater RSL Club

DEVELOPMENT CONSENT No N0384 / 08,
Section 96 Modification No N0384 / 08,
Section 96 Modification No N0384 / 08 &
Section 96 Modification No N0384 / 08 / S96 / 4

T W B A

\$30 PRVC REC 279627
13/5/10.

DATE 4th May 2009,
Section 96 Modification Date 28th May 2009,
Section 96 Modification Date 25th June 2009 &
Section 96 Modification Date 15th December 2009

CONSTRUCTION CERTIFICATE No T W B A / C C No 41 / 2009,
Modified C C No 41A / 2009 &
Modified C C No 41AA / 2009
DATE 15th June 2009,
Modified C C 7th July 2009 &
Modified C C 21st April 2010

B C A CLASSIFICATION Two Storey Carpark – Class 7a
Outdoor Terrace – Class 9b

WHOLE / PART OF THE BUILDING Part This Certificate is an Interim Occupation Certificate only and is solely for that part of the development indicated as carparking levels 1,2 & 3
Following the completion of the remainder of the development this Interim Occupation Certificate will be revoked and a Final Occupation Certificate will be issued

CERTIFICATION

- T W B A has been appointed under Section 109E of the Act
- A Development Consent has been issued
- A Construction Certificate has been issued

ESSENTIAL SERVICES

- Emergency & Exit Lighting Certified by Stephen Harris of Harlek Services – P O Box 2288, Taren Point 2229
- Fire Hydrants, Fire Hose Reels & Fire Collars Certified by Tony Fox of Haines Bros Earthmoving & Dramage – P O Box 85, Austral 2171
- Fire Sprinkler Installation Certified by Michael Davey of Fire Protection Systems (Australia) Pty Ltd – P O Box 493 Bankstown 1885
- Final Fire Safety Certificate (Form 15) – Completed & Enclosed

STRUCTURAL ADEQUACY

- Certified by Rob MacKellar of Taylor Thomson Whitting (NSW) Pty Ltd – P O Box 738, Crows Nest 1585

T W B A

STORMWATER DRAINAGE

- Certified by Tony Fox of Haines Bros Earthmoving & Drainage – P O Box 85, Austral 2171

GEOTECHNICAL CERTIFICATE

- Certified by Geoff Young of Douglas Partners Pty Ltd – P O Box 472, West Ryde 2114

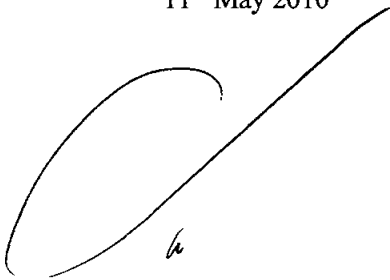
SURVEYORS REPORT

- Certified by Rygate & Company Pty Ltd – 81 York Street, Sydney

It is hereby certified that at the time of inspection (2nd March 2010) of the above development and as a result of the submission of the above certification, the building is considered suitable for occupation in accordance with its classification under the Building Code of Australia
The health and safety of the occupants of the building have been taken into consideration in the issuing of this Interim Occupation Certificate

Yours sincerely,

Terry West
Terry West Building Approvals & Consultants Pty Ltd
Accreditation Number BPB0438
11th May 2010



T W B A

P O Box 2288
Taren Point NSW 2229
Phone 02 95473551
Fax 02 95473923
E-mail sharris@harlek.com.au



Email

To John Nardone	From Stephen Harris
Company PDC	Page's 1- 1
Fax 9716 6870	Date 26 February 2010
Re Pittwater RSL Club Car Park	

Emergency Light & exit to level 1-2 & 3-4

The emergency & exit lights that we have installed to the new car park located at the north western side of the complex , is to our belief been installed to meet all the required regulations & standards for " Exit & emergency lighting as noted below

Exit Lighting – AS/NZS2293
Emergency Lighting AS/NZS2293 1 E4 2-E4 4

Regards,

Stephen Harris



31st March 2010

Pittwater Rsl Club

Reference

Please note the following with regard to the abovementioned project

Services by Haines Bros have been installed as follows

- Hydrants as per BCA clause E1 3 & AS2419 1 - 2005
- Hose reels as per BCA clause E1 4 & AS2441 - 2005
- Fire Collars as per AS 1530 4 & AS4072 1
- Stormwater installation operation & discharge are in accordance with approved construction certificate drawings, Local Council requirements & Aust Standards

Regards


Tony Fox
Project Manager

H:\Haines Bros Earthmoving Documents\JOBS\CURRENT JOBS\1194 Pittwater RSL\HYDRAULICS PITTWATER RSL\signoff letter\Job 1194 doc

Ph 02 4774 8899

Fax 02 4774 8859

Email mail@hainesbros.com.au

PO Box 85 Austral NSW 2171

www.hainesbros.com.au

A DIVISION OF JP HAINES PLUMBING PTY LTD

HAINES BROS



17 095 966 195

PO Box 493, Bankstown NSW 1885

Estimator 0414 663 989

Fax 02 9638 5993

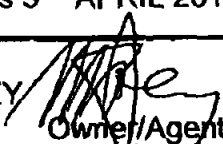
Email michael@fireprotectionsystems.com.au

Accounts 02 9790 0577

Fax 02 9790 2166

Email kelly@fireprotectionsystems.com.au
www.fireprotectionsystems.com.au

**Issued Under the Environmental Planning and Assessment Regulations 2000
FORM 15 FINAL Fire Safety Certificate**

	I Michael Davey of Fire Protection Systems (Aust) Pty Ltd (a) each of the essential fire measures listed below (i) has been assessed by a person (chosen by me) who was properly qualified to do so, and (ii) was found to be when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by most recent fire safety schedule (measure and standard of performance identified below) for the building which the certificate is issued (b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate
Identification of Building Location	Suburb MONA VALE House/Unit No or Name PITTWATER RSL
Particulars of Building	Whole/Part PART Description of Part LEVEL 1, 2 AND 3 CARPARK 2010
Date of Assessment	9 TH APRIL 2010
Owner's Details	Name PITTWATER RSL Address 82 MONA VALE RD MONA VALE 2103 N S W
Essential Fire Safety Measures	Measure Standard of Performance FIRE SPRINKLER INSTALLATION BCA E1 5 & AS2118-1999
	Dated this 9 TH APRIL 2010
Signature	M DAVEY  Owner/Agent

T W B A TERRY WEST BUILDING APPROVALS
& CONSULTANTS PTY LTD

PHONE 9659 0593, MOBILE 0412 596 835, FAX 9659 0585,
EMAIL twba57@bigpond.net.au
Unit 48, No 9 Hoyle Avenue, Castle Hill 2154
P O Box 255, Winston Hills 2153
A C N 084953186 A B N 36084953816

FINAL / INTERIM FIRE SAFETY CERTIFICATE
(Environmental Planning and Assessment Regulation 2000 Section 168)

TYPE OF CERTIFICATE Interim ~~Final~~
INDENTIFICATION OF BUILDING No 80-82 Intt _____ Lot 26 DP/SP 654262
Street MONA VALE RD Suburb MONA VALE NSW
PARTICULARS OF BUILDING ~~Whole~~/part CAMPARK LEV 1, 2 & 3
Description of part (where applicable) _____

CERTIFICATE
Name of owner/ agent

Address

I, JOHN NARDONE OF PAYNTER DIXON CONSTR^A
320 LIVERPOOL RD ASHFIELD NSW 2131

Certify that -

- (a) each of the essential fire measures listed below
- has been assessed by a person who was properly qualified to do so and
 - was found, when it was assessed, to have been properly implemented and to be capable of performing to a standard not less than that required by the most recent fire safety schedule (copy attached) for the building for which the certificate is issued
- (b) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate

1 OWNERS DETAILS

Full Name

Address

PITTWATER RSL CLUB LTD
80-82 MONA VALE RD
MONA VALE Post Code 2103

List of essential fire or other safety measures designated in the Schedule attached to it's approval

Measure	Standard	BCA Reference	Service Applicable		Service Performance Acceptable	
			Yes	No	Yes	No
Access panels, doors & hoppers to fire-resisting shafts	AS 1530 4 - 2005 AS 4072 1 - 2005	C3 10(b), C3 13 & C3 15 (BCA)		NO		—
Automatic fail-safe devices (electromagnetic devices)	AS 4085	C3 6, Spec C3 4, D2 21 & D2 22 (BCA)		NO		—
Automatic fire detection & alarm system	AS 1603 AS 1670 - 2004 AS 3786 - 1993	Spec E2 2a (BCA)		NO		—
Automatic fire suppression systems	AS 2118 1 - 1999	C2 3 & E1 5, Spec E1 5 (BCA)		YES		YES.
Emergency Lighting	AS/NZ 2293 1 - 2005	E4 2 & E4 4, (BCA)		YES		YES.
Emergency Lifts	AS 1735 2 - 2001	E3 4 (BCA)		NO		—
Emergency Warning Intercommunication System	AS 1670 4 - 2004 AS 4428 4 - 2004	E4 9 (BCA)		NO		—
Exit Signs	AS 2293 1 - 2005	E4 5, E4 6 & E4 8 (BCA)		YES		YES
Fire alarm monitoring/communication link	AS 4428 6 - alarm Signaling equipment (ASE), AS 3013 - wiring from ASE to network connection point on secondary link - 2005, AS 1670.3 - monitoring network performance (for primary link comprising a Radio Pocket transmission medium) - 2004			NO		—
Fire Blanket	AS 2444 - 2001 AS 3504			NO		—

Fire control centres & Rooms		E1 8, Spec E1 8 (BCA)	NO	—
Fire dampers	AS 1668 1 - 1998 AS 1668 2 - 1991 AS 1682 1 AS 1682 2 AS 1670 - 2004	C3 15(e)	NO	—
Fire doors (and self closing devices)	AS 1905 2 - 2005	C3 4, C3 5, C3 7, C3 8, C3 10 & C3 11 Spec C3 4 (BCA)	NO	—
Fire hydrant System	AS 2419 1 - 2005	E1 3 (BCA)	YES	YES
Fire safety and emergency evacuation procedure	AS 3745		NO	—
Fire seals protecting openings in fire-resisting components of the building	AS 4072 1 - 2005 AS 1530 4		NO	—
Fire shutters	AS 1905.2 - 2005	C3 4, Spec	NO	—
Fire Windows		C3 4, Spec C3 4 (BCA)	NO	—
Fire Hose Reel System	AS 2441 - 2005 AS 1221	E1 4 (BCA)	YES	YES
Lightweight construction (walls, ceilings, column/beam protection)	AS 1530 4	C1 8, Spec C1 8 (BCA)	NO	—


Mechanical air handling systems	AS/NZ 1668.1 - 1998	E2, Spec E2 2a & E2 2b (BCA)	NO	—
Paths of travel (stairways, passageways & ramps)	CI 186 of EP&A Regulations 2000	D1 6 (BCA)	NO	—
Perimeter vehicle access for emergency vehicles		C2 3 & C2 4 (BCA)	NO	—
Paths of travel (stairways, passageways & ramps)	CI 186 of EP&A Regulations 2000	D1 6 (BCA)	NO	—
Perimeter vehicle access for emergency vehicles		C2 3 & C2 4 (BCA)	NO	—
Portable Fire Extinguishers	AS 2444 - 2001 AS 1841	E1 6 (BCA)	NO	—
Power operated doors		D2 19 (b) (iv) (BCA)	NO	—
Pressurising system	AS 1668 1 - 1998	Table E2 2a (BCA)	NO	—
Exit latches (required exit doors)		D2 19, D2 20, D2 21 & D2 22 (BCA)	NO	—
Safety curtains in proscenium openings		H1.3, Spec H1.3, NSW Pt H101 10 (BCA)	NO	—
Smoke & heat vents	AS 2427 AS 2428 AS 2665 - 2001	C2 3 & E2, Spec E2 2c (BCA)	NO	—
Smoke control system	AS 1668 1 - 1998	E2 2 (BCA)	NO	—
Smoke dampers	AS 1668 1 - 1998 AS 1668 2 - 1991 AS 1682 1 AS 1682 2	E2 2 (b) (ii) A & B (BCA)	NO	—
Smoke Detectors & Heat Detectors	A S 3786 - 1993 A S 1670 - 2004	E2, Spec E2 2a (BCA)	NO	—
Smoke Door		C2 5, C2 14 & D2 6, Spec C3 4 (BCA)	NO	—
Solid core doors (and self closing devices)	AS 2688 AS 2689	C3 11 (BCA)	NO	—
Standby power systems/emergency generator backup	AS 2419 1 - 2005	E1 3, Spec E1 8, Spec G3 8 (BCA)	NO	—

Wall-wetting sprinkler & drencher systems	AS 2118 1 - 1999	C3 4 & E1 5, Spec E1 5 (BCA)	NO	—
Warning & operational signs	S183 of EP&A Regs 2000 AS 1905 1 - 2005 AS 21118 1 - 1999 AS 1668 1 - 1998	C3 6 & D2 23, E3 3 & NSW Pt H101 8 (BCA)	NO	—

DATE OF CERTIFICATE

15/4/10

SIGNATURE



~~Owner~~ Owner's agent

- A copy of this certificate together with the relevant fire safety schedule must be forwarded to the Council and the Commissioner of the New South Wales Fire Brigade
- A copy of this certificate together with the relevant fire safety schedule must be prominently displayed in the building

Taylor Thomson Whitting (NSW) Pty Ltd Consulting Engineers ACN 113 870 377
48 Clarence Street S, Leaneys NSW 2060, PO Box 138, Crows Nest NSW 1585
Tel 2 9439 7285 Fax 2 9439 1146 twayo@ttw.com.au www.ttw.com.au



TaylorThomsonWhitting

25th March 2010

091087

Paynter Dixon Constructions
320 Liverpool Road
Ashfield NSW 2131

Attention John Nardone

**PITTWATER RSL CLUB
NORTHERN CARPARK AND TERRACE
STRUCTURAL INSPECTION CERTIFICATE - CARPARK LEVELS CP1 - 4.
(INCLUDING ACCESS RAMPS, STAIRS, FOOTINGS AND SHORING
WALLS)**

Dear Sir,

We hereby certify that we have carried out structural inspections in accordance with accepted engineering practice and principles during the construction of the above project, and that at the times of the inspections, as represented by our site reports, the work inspected conformed with the intent of the design as conveyed by the Structural Engineering drawings approved by Certifying Authority

This certification shall not be construed as relieving any other party of their responsibilities liabilities or contractual obligations

For and on behalf of
TAYLOR THOMSON WHITTING (NSW) PTY LTD

ROB MACKELLAR
Director

P:\2009\01\008\007\Documents\100025 Structural Inspection Certificate CP1-4.doc

Structural
Civil
Traffic
Façade
Engineers

Director
Mr John Nardone
48 Clarence Street S, Leaneys NSW 2060
PO Box 138, Crows Nest NSW 1585
Tel 2 9439 7285 Fax 2 9439 1146
twayo@ttw.com.au www.ttw.com.au
Taylor Thomson Whitting
Consulting Engineers
ACN 113 870 377
48 Clarence Street S, Leaneys NSW 2060
PO Box 138, Crows Nest NSW 1585
Tel 2 9439 7285 Fax 2 9439 1146
twayo@ttw.com.au www.ttw.com.au
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PO Box 138, Crows Nest NSW 1585
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twayo@ttw.com.au www.ttw.com.au



PITTWATER COUNCIL

GEOTECHNICAL RISK MANAGEMENT POLICY FOR PITTWATER FORM NO 3 – Post Construction Geotechnical Certificate to be submitted with Occupation Certificate or Subdivision Certificate

Development Application for <u>Raynton Dixon</u> Name of Applicant
Address of site <u>Pittwater RSL Mona Vale Road, Mona Vale</u>

Declaration made by geotechnical engineer on completion of the Development

I Geoff Young on behalf of Douglas Partners Pty Ltd
(Insert Name) (Trading or Company Name)

on this the 14 April 2010
certify that I am a Geotechnical Engineer Engineering Geologist and/or Coastal Engineer as defined by the Geotechnical Risk Management Policy for Pittwater - 2009 I am authorised by the above organisation/company to issue this document and to certify that the organisation/company has a current professional indemnity policy of at least \$2million I prepared and/or verified the Geotechnical Report as per Form 1 dated _____ referred to below

Geotechnical Report Details

Report Title <u>Geotechnical Assessment, Pittwater RSL</u>
Report Date <u>31 March 2008</u>
Author <u>Douglas Partners - Geoff Young</u>
Author's Company/Organisation <u>Douglas Partners</u>

Douglas Partners reviewed the original structural design, and where applicable the subsequently amended structural details (below listed) which have been incorporated into the completed project.

Douglas Partners have inspected and/or am satisfied that the foundation materials upon which the structural elements (as detailed in the original and amended structural documents) of the development have been erected comply with the requirements specified in the Geotechnical Report and the Construction Certificate approved Structural Plans.

Douglas Partners have inspected the site during construction and to the best of my knowledge we are I am satisfied that the development referred to in the development consent D.A. _____ dated _____ (Date consent given)

has been constructed in accordance with the intent of the Geotechnical Report the requirements of the conditions of Development Consent and the Construction Certificate approved Structural Plans relating to the geotechnical issues (including any treatment and/or maintenance plan that may be required to remove risk where reasonable and practical)

Douglas Partners I am aware that Pittwater Council require this certificate prior to issuing an occupancy certificate for the development identified above and will rely on this certificate in regard to the development having achieved the "Acceptable Risk Management" criterion defined in the Policy and that reasonable and practical measures have been taken to remove foreseeable risk

List of all work as executed drawings and Ongoing Maintenance plans relevant to geotechnical risk management.

Signature Geoff Young
Name Geoff Young
Chartered Professional Status BE, MEngSc, FIE Aust, CPENG, NPER
Membership No 98650
Company Douglas Partners Pty Ltd.

